



102 Broadway

Llanblethian, Cowbridge, CF71 7EY

Offers Over £750,000

HARRIS & BIRT



Harris and Birt are delighted to bring to market this detached three bedroom family home situated in the highly regarded village of Llanblethian. The property benefits greatly from its prominent and elevated position that provides extensive views over the countryside beyond. Sitting in a plot of 0.33 acres, there is great potential to extend to the rear and side of the existing property if desired. The accommodation briefly comprises; entrance hall, living room, dining room, kitchen, conservatory and cloakroom to the ground floor with three good sized double bedrooms and a family bathroom to the first floor.

Llanblethian has long been regarded as one of the prettiest villages in the Vale of Glamorgan adjoining the market town of Cowbridge and within walking distance of its excellent facilities. These include highly regarded schooling for all ages, a wide range of shops both national and local, library, health centre, sporting and recreational facilities including leisure centre, rugby club, tennis club, cricket club, squash club, bowls club etc. Llanblethian is situated very much in the heart of the Vale of Glamorgan with the heritage coast line just a few miles south. The main road network brings major centres within comfortable commuting distance including the Capital City of Cardiff, Newport, Swansea, Bridgend, Llantrisant etc. Main line railway stations are at Cardiff and Bridgend and the Cardiff Airport just a short drive away.

Viewing is highly recommended.



## Accommodation

### Ground Floor

#### Entrance Hall

Accessed via wooden glazed front door with adjacent wooden glazed fixed pane panel to open entrance hallway. Skimmed walls and ceilings. Fitted carpet. Full turn staircase leading to the first floor landing. Wooden glazed door opens through into living room. Wood block parquet flooring.

#### Living Room 18' x 13'1" (5.49m x 3.99m)

Principal reception space. Open chimney set into a stone laid feature wall. Further skimmed walls. Coved and skimmed ceiling. Block parquet flooring. UPVC double glazed window to front elevation. Double doors open through into dining room.

#### Dining Room 10'4" x 10'6" (3.15m x 3.20m)

Secondary reception space. Wooden glazed door opening out onto front terrace. Further double glazed feature window to front elevation situated in an elevated position offering pretty views. Skimmed walls. Coved and skimmed ceilings. Wood parquet flooring. Fitted radiator. Doorway leads through into kitchen.

#### Kitchen 13'4" x 10' (4.06m x 3.05m)

Range of fitted wall and base units set under and over a mottle effect work surface. Features including stainless steel sink and double drainer, free standing Canon Westminster oven and hob, space for washing machine and tumble dryer. UPVC double glazed window to rear elevation. Papered walls. Skimmed ceiling. Vinyl laid flooring. Ideal Logic gas combination boiler housed to wall.

#### Cloakroom

Two piece suite comprising low level WC and wash hand

basin. UPVC double glazed opaque window to rear elevation. Papered walls. Skimmed ceiling. Vinyl tile flooring.

#### Conservatory 9'7" x 12'7" (2.92m x 3.84m)

Accessed via UPVC fully glazed sliding door to UPVC built conservatory with UPVC polycarbonate mono-pitched roof structure. Power and light. Ceramic tiled flooring. UPVC half glazed door opens out onto fantastic rear garden.

### First Floor

#### Landing

Accessed via full turn carpeted staircase to open landing. Skimmed walls. Skimmed ceiling. UPVC fully glazed patio door opens out and provides plenty of natural light. Fitted carpet. Good sized airing cupboard housing pressurised hot water cylinder.

#### Bedroom One 14'3" x 13'1" (4.34m x 3.99m)

An excellent sized double bedroom. Full wall of fitted wardrobes. UPVC double glazed picture window to front elevation. Papered walls. Skimmed ceiling. Fitted carpet. Fitted radiator.

#### Bedroom Two 11'8" x 10'6" (3.56m x 3.20m)

Another good sized double bedroom. Wooden glazed door leading out onto a raised balcony. Further double glazed picture window overlooking those fantastic views across the open countryside towards Llandough and the rural Vale. Skimmed walls. Skimmed ceiling. Fitted carpet. Fitted radiator.

#### Bedroom Three 9'8" x 10' (2.95m x 3.05m)

A good sized double bedroom. Wooden glazed window overlooking rear gardens. Skimmed walls. Skimmed ceiling. Fitted carpet. Fitted radiator. Fitted wardrobe.

#### Bathroom 7'6" x 6'3" (2.29m x 1.91m)

Three piece suite comprising full length panel bath with chrome mixer tap and shower head attachment, low level WC and wash hand basin. Tiled walls. Wooden glazed window to rear elevation. Vinyl flooring. Fitted radiator.

### Outside

#### Garage 10'3" x 16'9" (3.12m x 5.11m)

Plenty of conversion potential with further potential situated above the garage also. Accessed via composite electric up and over garage door to a good sized single garage. Power and light.

### Gardens and Grounds

Situated in a prominent and elevated position in 0.33 acres of fantastic gardens and grounds. The property is set on the most popular crescent within Broadway. Driveway parking for plenty of cars. A good sized front garden. The rear gardens are extensive, mainly laid to lawn and provide shelter and privacy via mature trees and shrubbery throughout. Due to its size, this garden offers all day around sun. Exiting the conservatory is an excellent patio laid terrace with extensive extension opportunities to rear also.

### Services

The property is serviced by mains gas, electric, water and drainage.

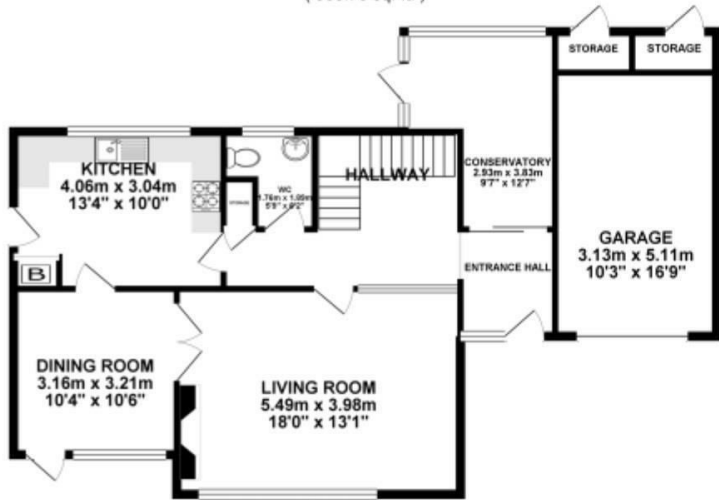
### Directions

From our offices at 67 High Street Cowbridge, turn left and then first right by the Duke of Wellington and proceed through the town arch and into Town Mill Road and follow the road around to the left crossing the River Thaw and up the hill to the T junction, turn left and at the end of the road turn right and Torridon is a short way down the hill on your right hand side.

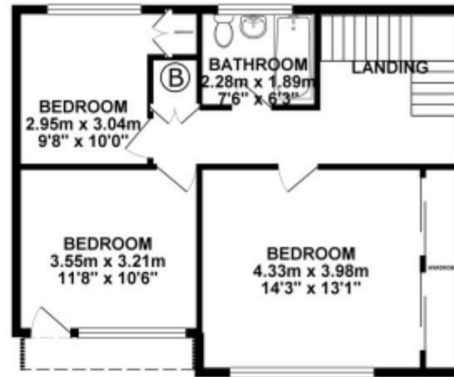




GROUND FLOOR 89.72 sq. m.  
( 965.70 sq. ft. )



1ST FLOOR 58.04 sq. m.  
( 624.78 sq. ft. )



TOTAL FLOOR AREA : 147.76 sq. m. ( 1590.47 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>82</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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